

**CALENDAR ITEM  
C06**

A 9  
S 6

10/14/14  
PRC 5210.1  
V. Caldwell

**REVISION OF RENT**

**LESSEE:**

151 Brannan Island Road, LLC dba Lighthouse Restaurant Resort and Marina

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in the Mokelumne River, on Andrus Island, adjacent to 151 Brannan Island Road, near the city of Isleton, Sacramento County.

**AUTHORIZED USE:**

Operation, use and maintenance of an existing commercial marina known as Lighthouse Restaurant Resort and Marina consisting of 22 uncovered berths, pilings, dock, walkways, launch ramp, restaurant with a bar, and bank protection.

**LEASE TERM:**

21 years, beginning January 1, 2010.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease and recommends that the minimum annual rent be revised, effective January 1, 2015, from \$4,400 per year to \$4,719 per year; against five percent of the gross annual income derived from the commercial activities from berthing, docking, mooring, and launching of boats; three percent of the gross annual income from restaurant and bar operations, and 10 percent of all other gross income generated on the Lease Premises.

**OTHER PERTINENT INFORMATION:**

1. On December 17, 2009, the Commission authorized a General Lease – Commercial Use to 151 Brannan Island Road, LLC for the operation, use and maintenance of an existing commercial marina known as Lighthouse Restaurant Resort and Marina. The lease will expire on December 31, 2030.

CALENDAR ITEM NO. **C06** (CONT'D)

2. On December 17, 2009, the Commission also authorized an Agreement and Consent to Encumbrancing of Lease in favor of Lighthouse Resort First Mortgage Investors LP, as the Secured-Party Lender, for a loan not to exceed \$3,000,000.
3. On December 5, 2012, the Commission authorized a Boundary Line and Title Settlement Agreement and an Amendment to the Lease.
4. Staff conducted the rent review called for in the Lease and recommends that the minimum annual rent be increased.
5. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

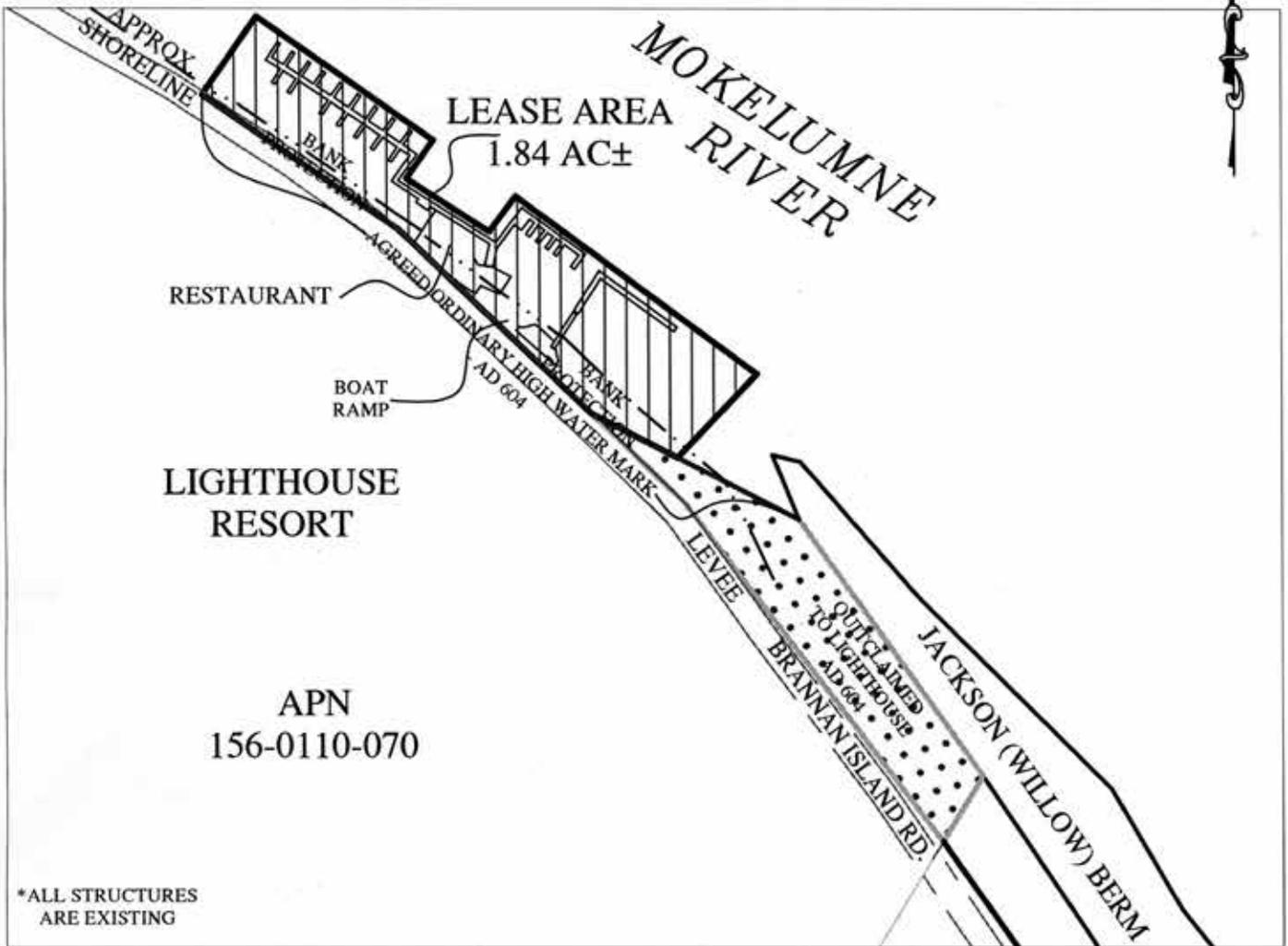
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 5210.1 from a minimum annual rent of \$4,400 per year to a minimum annual rent of \$4,719 per year, effective January 1, 2015.

NOT TO SCALE

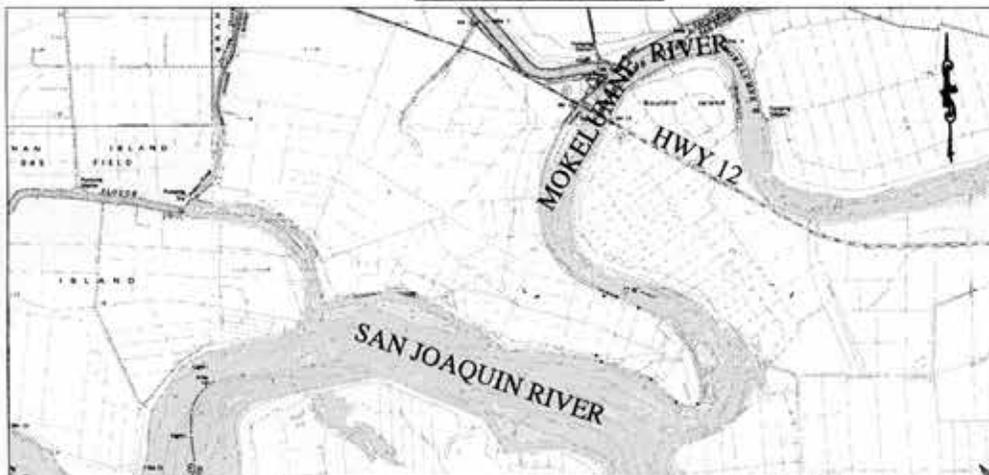
### SITE



LIGHTHOUSE MARINA, 151 BRANNAN ISLAND RD., ISLETON

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit A

PRC 5210.1  
 LIGHTHOUSE MARINA  
 151 BRANNAN ISLAND RD LLC  
 APN 156-0110-070  
 GENERAL LEASE -  
 COMMERCIAL USE  
 SACRAMENTO CO.



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.